

**TOWN OF ROCKY HILL
OPEN SPACE AND CONSERVATION COMMISSION
MEETING OF JANUARY 14, 2015**

1. CALL TO ORDER

Chairman Ed Charamut called the Wednesday, January 14, 2015 meeting to order at 6:00 p.m. in the Town Council Room of the Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut, 06067.

Present: Ed Charamut, Chairman
 Sandra Kelly, Secretary
 David Schweitzer, Commissioner
 Larry Lindenberger, Commissioner
 Scott Stevens, Commissioner
 Todd Brown

Alternates: Christopher Duff
 Michelle Zak
 Rachelle Leone

Also: Bob Alvarado, Engineering Dept.
 Jo-Anne Booth, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the Pledge of Allegiance.

3. PUBLIC

None.

4. APPLICATION FOR A PERMIT

**A. Lou-Anne Schmelter and Lisa Fontana- Proposed two (2) lot subdivision
at 332 France Street; Assessor's #29-3-1;**

Commissioner Zak is sitting in for Commissioner Riedinger who is absent.

Mr. Schmelter of 55 Highland Street addressed the Commission to answer any questions. Mr. Alvarado said there is a discrepancy in the application that was provided. The application states that the total area of the parcel is 1.5 acres, but the parcel is actually 1.37 acres. There is about 1/3 of an acre that is wetlands and watercourses. These have been flagged by a Wetlands Soil Scientist. The upland review area consists of another 1/2 acre. The proposal includes some minor grading within the upland review area. There is no impact to the wetlands or watercourses. Staff did not feel there was a need for a Wetlands Assessment Study.

Commissioner Duff asked about the concrete slab that is on the property. Mr. Schmelter said that used to be part of a gazebo that was taken down. All wetlands boundaries will be clearly marked for residents.

Commissioner Schweitzer asked for additional silt fencing on the downstream side of the watercourse for the stockpile.

A MOTION was made by Commissioner Kelly to table the Application for Permit (Lou-Anne Schmelter and Lisa Fontana – Proposed two (2) lot subdivision at 332 France Street; Assessor's #29-3-1). Seconded by Commissioner Lindenberger. All were in favor, MOTION CARRIED UNANIMOUSLY by those present. (Commissioner Zak voted in place of Vice Chairman Riedinger at this meeting.)

5. ACTION TAKEN/MINUTES presented for approval for December 10, 2014

A MOTION was made by Commissioner Kelly to approve the Minutes of the December 10, 2014 meeting of the Open Space and Conservation Commission. Seconded by Commissioner Lindenberger. MOTION CARRIED UNANIMOUSLY by those present.

6. DISCUSSION

A. ADC Enterprises-Violations at 45 Evans Road

Mr. Alvarado said they need to get a site plan from Mr. Chiulli showing the things requested by the Commission in order to move forward. Any work on the bank should be done in the spring, so they should have a plan of action in place by then. He suggested tabling this item and requesting Mr. Chiulli's presence at the next meeting. Failure of the property owner to obey the Commission's requests should result in fines and possible legal action.

Commissioner Lindenberger said he would like to request that a site plan be submitted at the next Open Space meeting.

B. Old Main Street Bridge-Presentation

Mr. Steve Sopelak, from the Engineering Department gave a PowerPoint presentation on the repair of the Old Main Street Bridge.

C. Status Report-Various Projects

Many projects are slowing down over the winter months. Displaced Brookwood Village residents have been given the go ahead to move back into their homes. The permanent grading and seeding will be done in the spring. The Town Center West project received MDC approval for a drain on West Street for their access opposite Corporate Place. Staff continues to monitor all work done on the site.

D. Open Space

Commissioner Kelly said there is interest in clearing trails on the 70 acre Olsen Property, which is off of France Street. Anyone interested in helping can contact Commissioner Kelly or Mr. Ed Chiucarello for more information. Commissioner Duff said he would like to see better signage in Town for the location of parks and trails. Mr. Alvarado said there has been talk about creating an entrance for Quarry Park using proper signage that would be more noticeable to residents.

E. Legislation

No new Legislation.

F. Conferences

There is a conference being on March 21st for Connecticut Land Use Law for Municipal Agencies for anyone interested.

7. CORRESPONDENCE, COMMUNICATIONS

- Northeast Utilities letter notifying the Town of the area they plan on controlling vegetation along their right-of-ways. A map of affected areas will be provided at the next meeting.

8. OTHER BUSINESS

9. ADJOURN

A MOTION was made by Commissioner Lindenberger to adjourn the meeting at 6:54 p.m. Seconded by Commissioner Kelly. MOTION CARRIED UNANIMOUSLY by those present.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary